AUSTIN LAND DEVELOPMENT CODE

City Council Work Session Code Draft Preview February 22, 2017





CODE

22-FEB-17



Update on outreach efforts
5 minutes

Zoning

additional details on standards
30 minutes

Next Steps

What to expect over the next few months
5 minutes



PART 1

PROCESS



1-FEB-17

Code Roll Out February 1, 2017

District 1: 38

District 2: 17

District 3: 39

District 4: 20

District 5: 39

Owner: 254

Renter: 127

District 6: 6

District 7: 36

District 8: 26

District 9: 82

District 10: 35



Open House February 18, 2017

First of five public open houses to discuss the Code Text.



Future Open Houses Across Austin

February 25th 1-3pm

Lanier High School

1201 Payton Gin Rd.

March 4th 1:30-3:30pm

LBJ Early College High School

7309 Lazy Creek Dr.

March 25th Noon-2pm

Stephen F. Austin High School

1715 Cesar Chavez St.

April 1th Noon-2pm

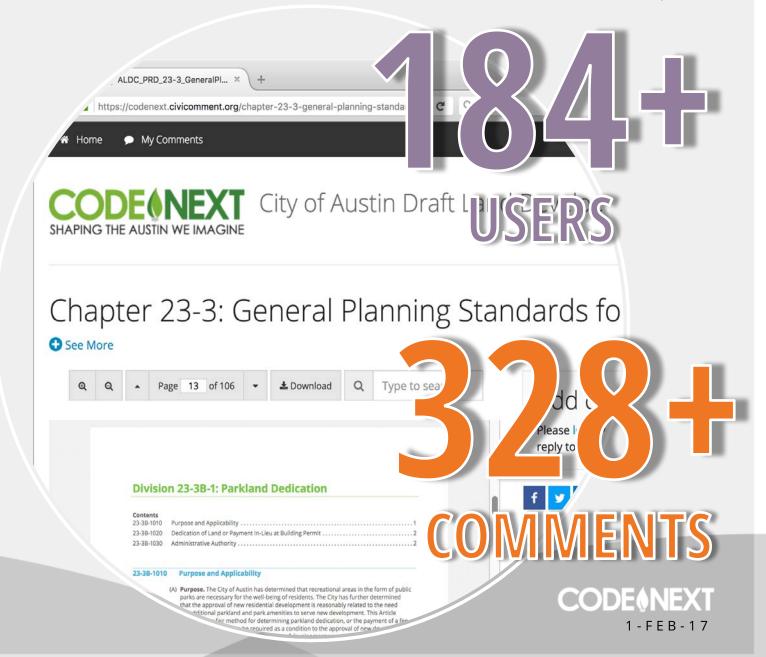
Westwood High School,

12400 Mellow Meadow Dr.

Code Comment Tool

FEEDBACK TOOLS

Using a tool (CiviComment) that has been implemented in code rewrites across the country, staff will receive comments on the actual code document from Austinites.



Code Comment Tool

184 Users have been registered; and

328+ Comments have been made.

25% questions that will be addressed in the Frequently Asked Questions

67% recommendations that will be evaluated for the PC/ZAP Draft

8% responses to a comment or question.

IMAGINE AUSTIN COMPREHENSIVE PLAN



The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012

Imagine Austin

lays out our citizens' vision for a complete community that responds to the pressures and opportunities of our growing modern city.



Core Principles for Action



Grow as a compact, connected city



Integrate nature into the city



Provide paths to prosperity for all



Develop as an affordable and healthy community



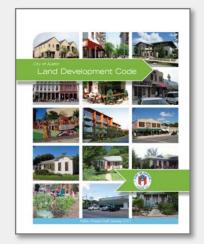
Sustainably manage water, energy and other environmental resources

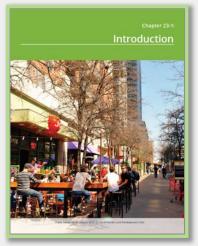


Endorse innovation and creativity throughout the city

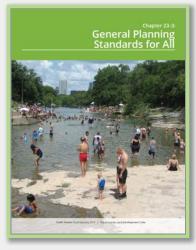
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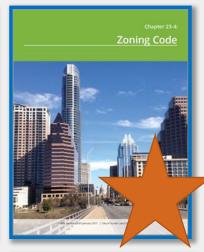
anatomy of THE CODE

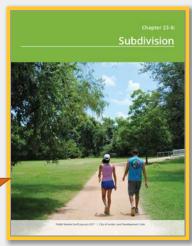


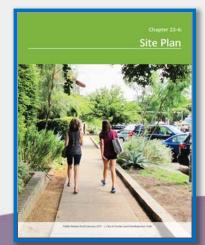


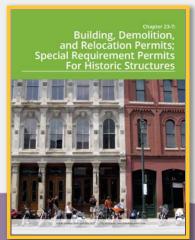


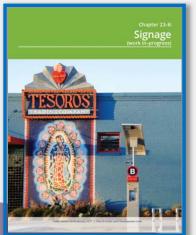




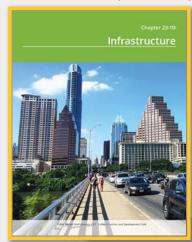














PRIMARY AUTHOR

Staff

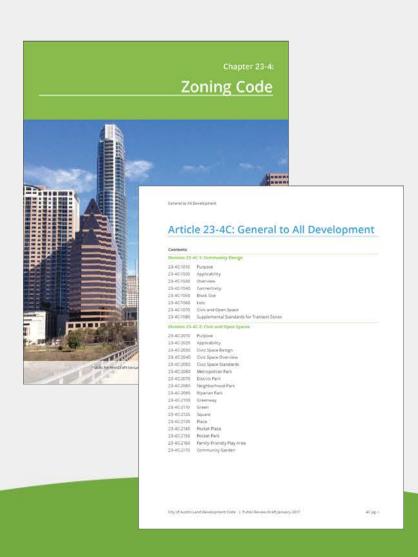
Staff & Consultant

Consultant

CODE®NEX

1-FEB-17

ARTICLE 23-4C



General to All Development

Community Design
Civic and Open Spaces

22-FEB-17

HOUSING

Connected Subdivisions

Strengthening existing regulations for street, sidewalk, and trail connectivity encourages development that is compact and connected.



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MOBILITY

Human-scale Street Design

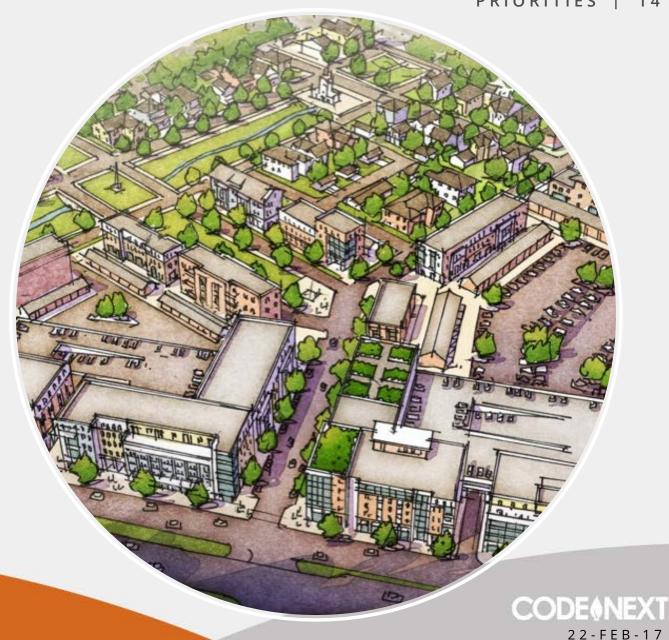
Everyone starts and ends trips as a pedestrian. Requirements for street design include human-scale elements to invite walkability including sidewalks, street trees for shade, and frontage designs that reflect the character of their context.



COMMUNITY

Anticipate Future Growth

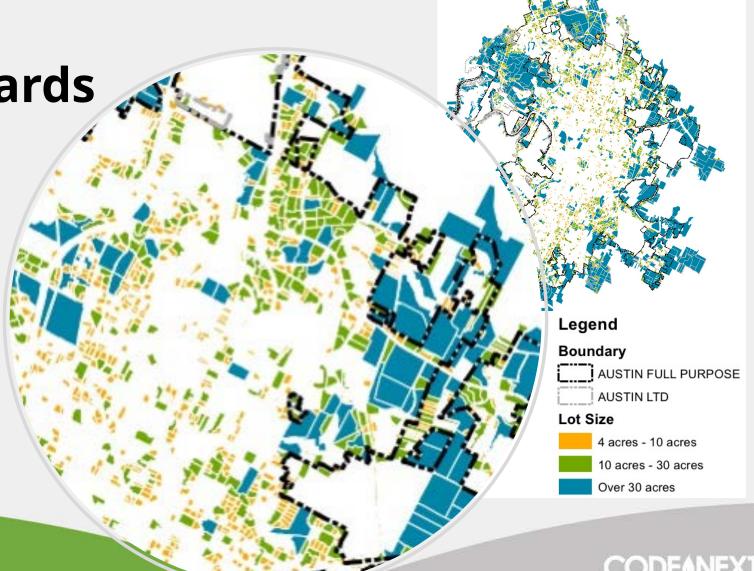
The new code provides tools to refine growth along corridors and centers, allow neighborhoods to grow intentionally while maintaining their distinct character, and create walkable places in greenfield development.



23-4C-1 COMMUNITY DESIGN

Additional Standards for Large Sites

Connectivity have been made clearer.



CODE NEXT

22-FEB-17

23-4C-1 COMMUNITY DESIGN

Connectivity

Connectivity have been made clearer.



Streets

Organize a network of streets in compliance with the standards in Section 23-4C-1040 (Connectivity) using the allowed thoroughfare types.



Blocks

Create a series of blocks in compliance with the standards in Section 23-4C-1050 (Block Size).



Civic Space

Create lots in compliance with the standards in Section 23-4C-1060 (Lots).



Alleys

Allocate civic spaces and civic buildings in compliance with the standards in 23-4C-1070 (Civic and Open Space) and Article 23-3B (Parkland Dedication).



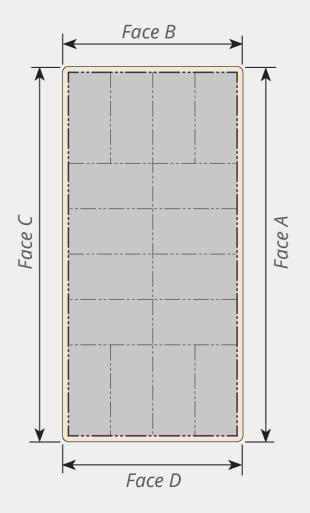
Transect Zones

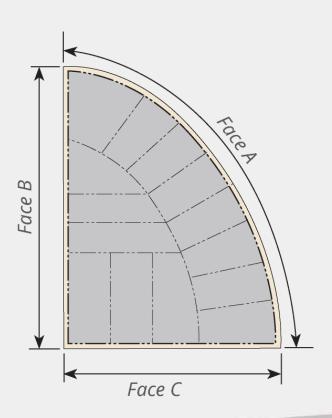
For developments in Transect Zones, allocate transect zones in compliance with the standards in 23-4C-1080 (Supplemental Standards for Transect Zones).

23-4C-1 COMMUNITY DESIGN

Block Size

New standards are calibrated for creating walkable and connected environment.





23-4C-1 COMMUNITY DESIGN

Lots

Provides standards for the lots.

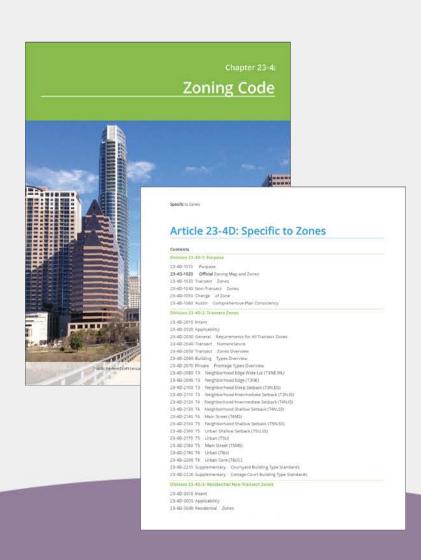


Connected Civic and Open Space

Distributed throughout neighborhoods.



ARTICLE 23-4D



Specific to Zones

Transect Zoning Districts

Residential Non-Transect Zones

Commercial Non-Transect Zones

Industrial Non-Transect Zones

Other Zones

Overlay Zones

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COMMUNITY

Strengthen Neighborhoods

More refined zoning districts that better reflect the variety of conditions found in Austin neighborhoods and the integration of existing tools such as Residential Design standards make development more predictable.



COMMUNITY

Diverse Places for People

By refining existing zones and adding a suite of place-based transect zones, the new code allows for the creation of more diverse places with a variety of housing types in a range of suburban and urban settings.



HOUSING

More Diverse Housing Choice

Austinites will be able to find the type of housing that makes the most sense for them by allowing a greater diversity of housing types in neighborhoods and more diverse opportunities for places to live.



22-FEB-17

MOBILITY

Walk to Shops and Services

The new zoning code allows for more Austin neighborhoods beyond the urban core to enjoy the convenience of neighborhood retail and services within walking distance of homes.



COMMUNITY

Right-size Zoning

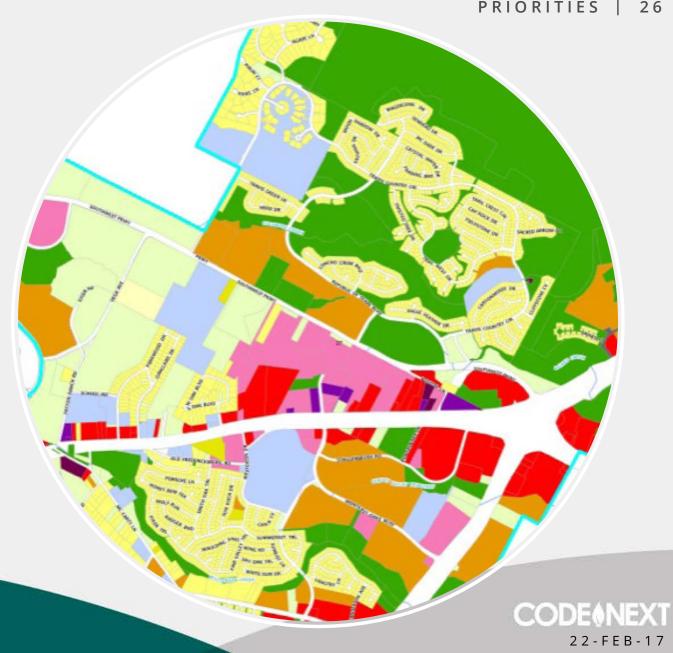
Compatibility regulations have been embedded into base zones, and new transect zones have been developed with finer-grain regulations for form of buildings, size, and placement to minimize the need for additional overlays.



PERMITTING

Clearer Zoning Districts

Complete, predictable design standards with emphasis on compatibility are embedded within zones. Robust base zones allow overlays to be simplified or eliminated, reducing complexity.



Article 10 Compatibility

Height
Building Setbacks
Screening
Building Design
Scale & Clustering

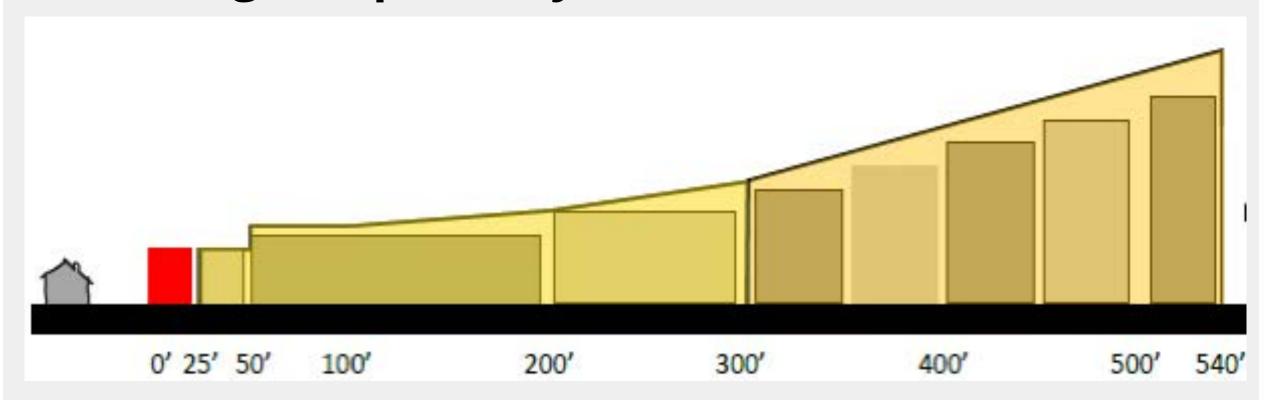


CODE

22-FEB-17

Article 10

Existing Compatibility



29

Article 10

Compatibility

Allowed Heights

No Structure Allowed

30' or 2 Stories

40' or 3 Stories

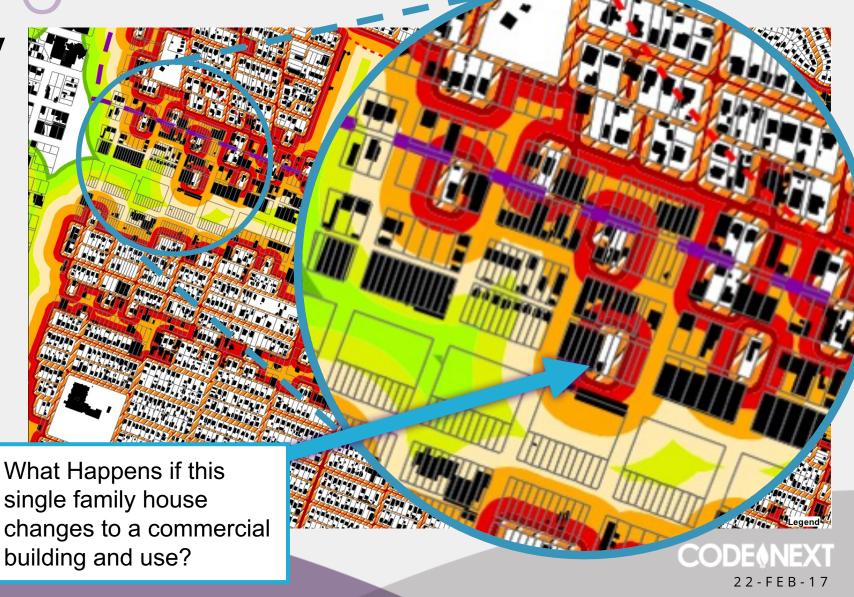
Up to 50'

Up to 60'

Up to 85'

Up to 110'

Up to 120'



Article 10

Compatibility

Allowed Heights

No Structure Allowed

30' or 2 Stories

40' or 3 Stories

Up to 50'

Up to 60'

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Up to 110'

Up to 120'

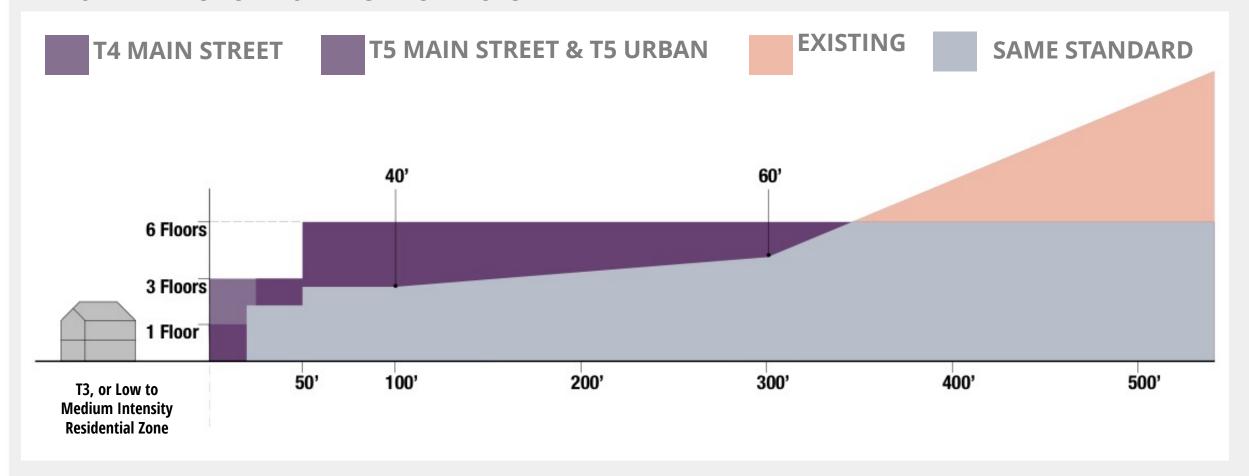


PREVIEW

What Happens if this

23-4D-3&4

NON-TRANSECT ZONING DISTRICTS



Article 10

Compatibility

Allowed Heights

No Structure Allowed

30' or 2 Stories

40' or 3 Stories

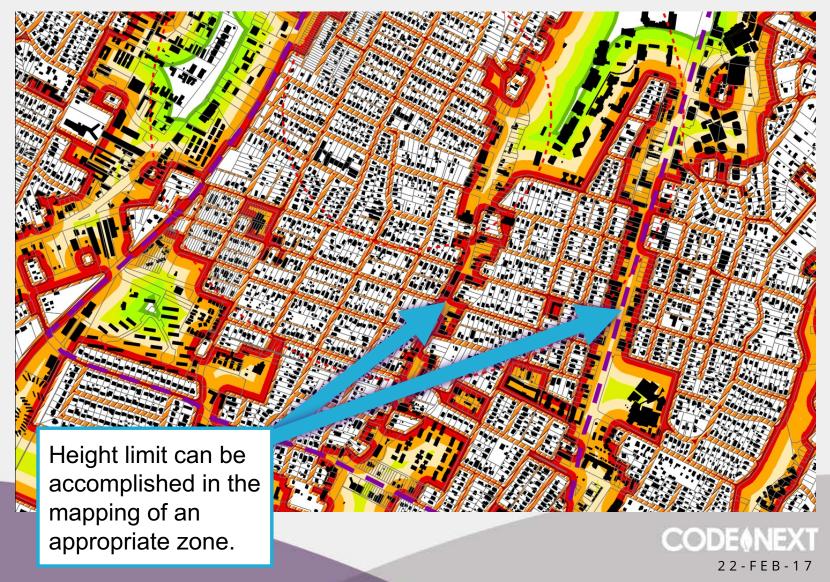
Up to 50'

Up to 60'

Up to 85'

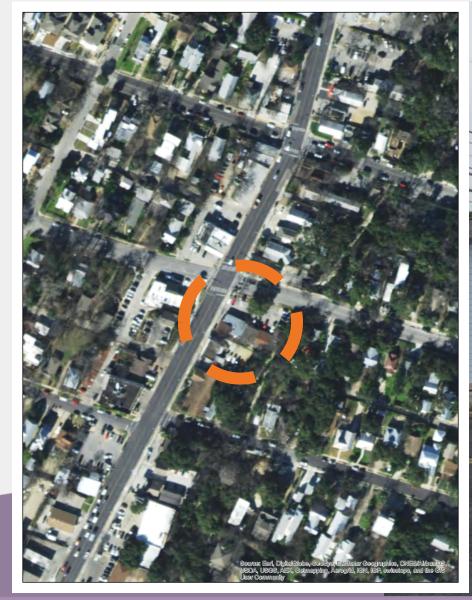
Up to 110'

Up to 120'



S. FIRST AT MARY ST.

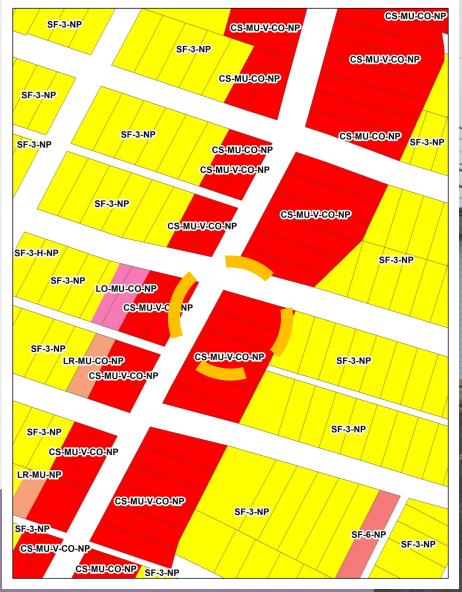
Aerial





S. FIRST AT MARY ST.

Existing Zoning (Title 25)



CS-MU-V-CO-NP

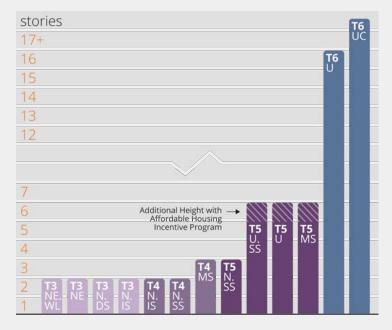


Article 10
Compatibility

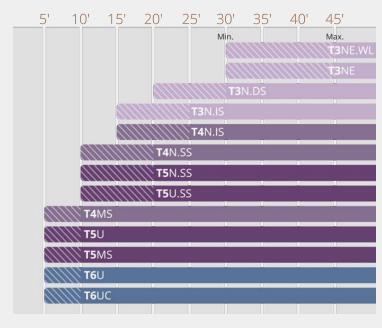
TO HOLD IN		
		111111111111111111111111111111111111111
F. Height	lin.	g.

Building Height	Stories (max.)	To Eave/ Parapet (max.)	Overall (max.)
Primary Building	3	45'	55'
Accessory Dwelling			
Unit	2	22'	28'
Accessory Structure	1	_	_

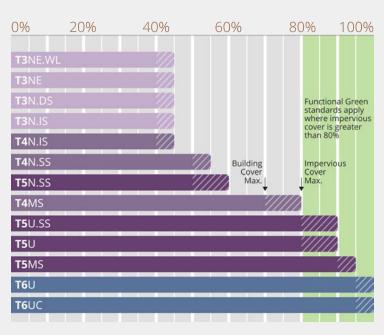
transect zone COMPARISONS



Building Height



Front Setback



Building Cover / Impervious Cover

building TYPES

Small House Form



Cottage House



Small House



Duplex: Front-andback



Duplex: Stacked

Medium House Form



Wide House



Long House



Duplex: Side-by-Side



Multiplex: Medium

CODENNEXT

1-FEB-17



Large House Form



Rowhouse: Medium



Multiplex: Large

Block Form



Live/Work



Main Street



Multiple House Form



Cottage Court



Cottage Corner



Courtyard Building



Rowhouse: Large



Low-Rise

Accessory Building Form



Accessory Dwelling Unit (ADU)

Large Block Form



Mid-Rise



High-Rise/ Tower



CODENEXT

transect zones AT-A-GLANCE

LESS URBAN

→ MORE URBAN















Urban -

Shallow Setback



T5U*





Neighborhood Edge -Wide Lot

T3NE.WL

Building Height Up to 2 Stories

Building Types Wide House Long House Duplex: Side-by-side T3NE

Neighborhood Edge

Building Height Up to 2 Stories

Building Types Wide House Duplex: Side-by-side

Neighborhood -Deep Setback

Building Height Up to 2 Stories

Building Types Building Types Cottage House Small House Wide House Small House Duplex: Side-by-side **Duplex: Stacked** Cottage Corner Wide House Cottage Court Duplex: Side-by-side Cottage Corner Cottage Court

Neighborhood -Intermediate Setback

ADU

T4N.IS*

Building Height Building Height Up to 2 Stories Up to 2 Stories

> **Building Types** Cottage House Small House **Duplex: Stacked** Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court

T4N.SS*

Building Height Up to 2 Stories

Building Types Cottage House Small House **Duplex: Stacked** Duplex: Front-and-back Wide House Duplex: Side-by-side Multiplex: Medium

> Cottage Court ADU

Main Street

T4MS*

Building Height Up to 3 Stories

Building Types Building Types Rowhouse: Medium Multiplex: Medium Live/Work Multiplex: Large Main Street Rowhouse: Medium ADU

Neighborhood – Shallow Setback

T5N.SS*

Building Height Up to 3 Stories

ADU

Urban

T5U.SS*

Building Height Up to 6 Stories

Building Types Rowhouse: Large **Courtyard Building** Low-Rise Mid-Rise

Building Height Up to 6 Stories

Building Types Rowhouse: Large Courtvard Building Low-Rise Mid-Rise

Building Height

Up to 6 Stories

Building Types

Main Street

Live/Work

Mid-Rise

T5MS*

T₆U Building Height

Main Street

High-Rise/Tower

Mid-Rise

Building Height Up to 16 Stories **Unlimited Stories Building Types**

Building Types Mid-Rise High-Rise/Tower

Urban Core

T6UC

Zone may be designated with "Open" sub-zone having the same building form regulations but allowing for a more diverse mix of uses.

CODENNEXT 1-FEB-17

23-4D-3&4 NON-TRANSECT ZONING DISTRICTS

Compatibility-Applicability

Medium to High Intensity Residential Zone or any Commercial Non-Transect Zone located

directly adjacent to or across an alley from

a Low to Medium Intensity Residential Zone or T3 Transect Zone

Trigger Zones	Compatibility Required In
 Rural Residential Very Low Density Low Density Low Medium Density Small Lot T3 	 Medium Density Medium High Density High Density Very High Density Neighborhood Commercial Local Commercial General Commercial Regional Commercial Service Commercial Highway Commercial Commercial Core Flex Industrial

Compatibility-Applicability

Protects low density areas.

Allows commercial areas to transition and accommodate growth.

Simplifies applicability, doesn't change.

		100′			
CS 30-40'	MF-5 30-40'	MF6 90' Single Family	MF6 30 - 40'	CS 40 - 50'	BEFORE
SC 60'	VHDR 90'	VHDR 90' Single Family	VHDR 90'	SC 60'	AFTER

NON-TRANSECT ZONING DISTRICTS

Compatibility-Setbacks

Increase building setback.

pervious Cover may not be
le to unique site characteristics, such as
lerways, and steep slopes. Where necessary,
lject shall reduce the impervious cover to
lply with other requirements of this Title.

ding Placement				
etback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum, except when				
adjacent to:	10'	15'	5'	10'
Low to Medium Intensity				
Residential Zone	15′	15'	50′	50′
Medium to High Intensity Residential Zone and/or				
T3 Transect Zone	15′	15'	25'	25'
ommercial Zone	15′	15′	15′	15'
nsity				
ing Unites per Acre				
	54			
ਾatio (max)	1.0			

Affordable Units. Developments
' qualify for a density bonus
'opment meets the

. .

Within 🖫

50'-100'

Greater than 1t.

Landscaping

Perimeter Planting Are

Front or Side Street

Quantity and location (street setback must me Division 23-4E-4 (Lands)

Side or Rear

Any Residential Zone or Transect Zone

Commercial Zone

Building and Parking Lot

Foundation Planting parking aisle front

1 story struct

Greater thr

Planting P

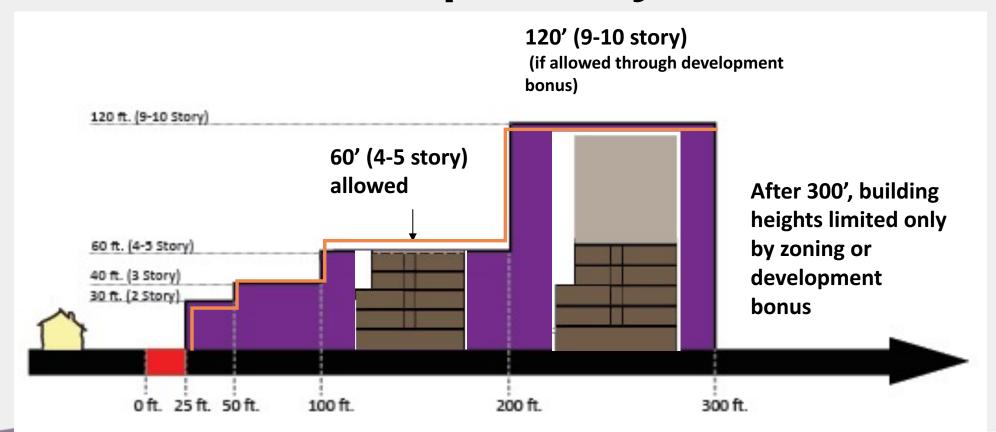
See '

CODE NEXT

22-FEB-17

NON-TRANSECT ZONING DISTRICTS

East Riverside Compatibility



Note: No change in first 100' from current compatibility standards except increased design guidelines.

NON-TRANSECT ZONING DISTRICTS

Compatibility-Height

Distance from trigger property	Height
0-50'	30' max
50'-100'	40' max
> 100'	Base zone max

are not included in the

ു FAR. Residential units are allowed പ to maximum FAR.

ing Form		
Alding Height	Stories (max.)	Overall (max.)
leight	3	40′
Building Height Stepback		

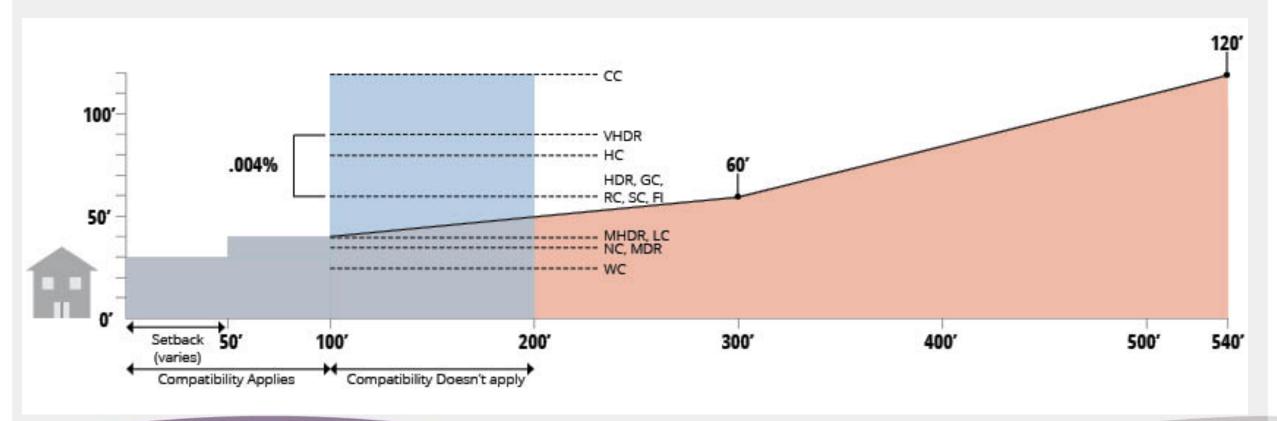
Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property	Allowed Height	
'hin 50'	Less than or equal to 30'	
,O.	Less than or equal to 40'	
'an 100'	Set by Zone Standards	

Development Code | P.

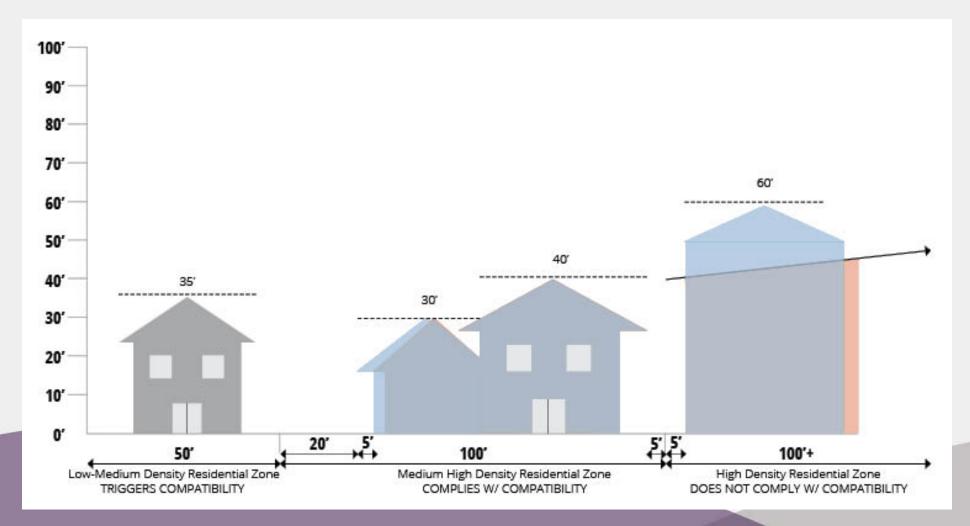
23-4D-3&4
NON-TRANSECT ZONING DISTRICTS

PROPOSED EXISTING SAME STANDARD



NON-TRANSECT ZONING DISTRICTS

PROPOSED EXISTING SAME STANDARD



What Happened to...

Conditional Overlays

Neighborhood Conservation Combining Districts

Overlay Districts

Conditional Overlays

purpose: adjusts what can be done

Integrated into Base Zones. Where possible COs will be replaced with new base zones (either Transect or Non-Transect) that implement same intent.

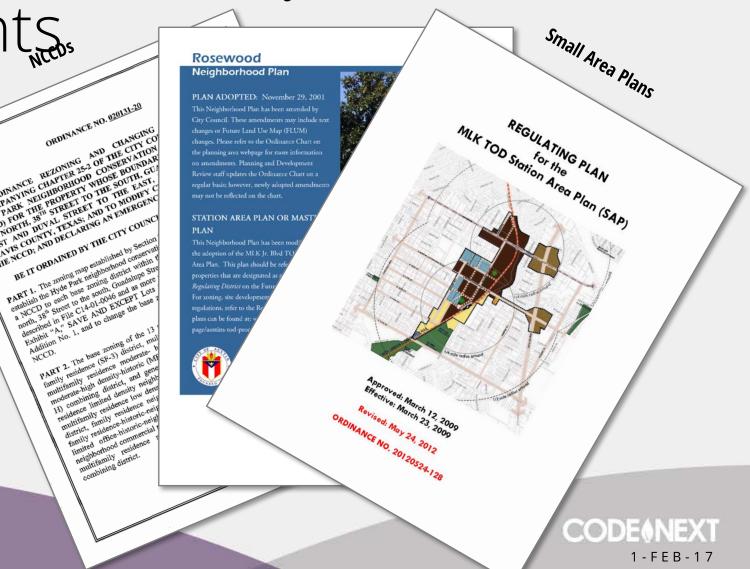
Refined Land Use Tables. COs typically limited or prohibited auto uses from the base zone. Now, there are base zones at different intensities that prohibit auto uses.

Additional Levels of Permits. COs added during re-zoning created a public process for which community and policy makers to mitigate potential impacts of new development. Now, an administrative Minor Use Permit (MUP) and discretionary Conditional Use Permit (CUP) allow for similar discretion and an opportunity to impose conditions of approval during land use permitting.

Other Policy Documents.

Other Policy Documents Maintained

Through the process of creating the new Land Development Code. Existing localized policy documents have been maintained.



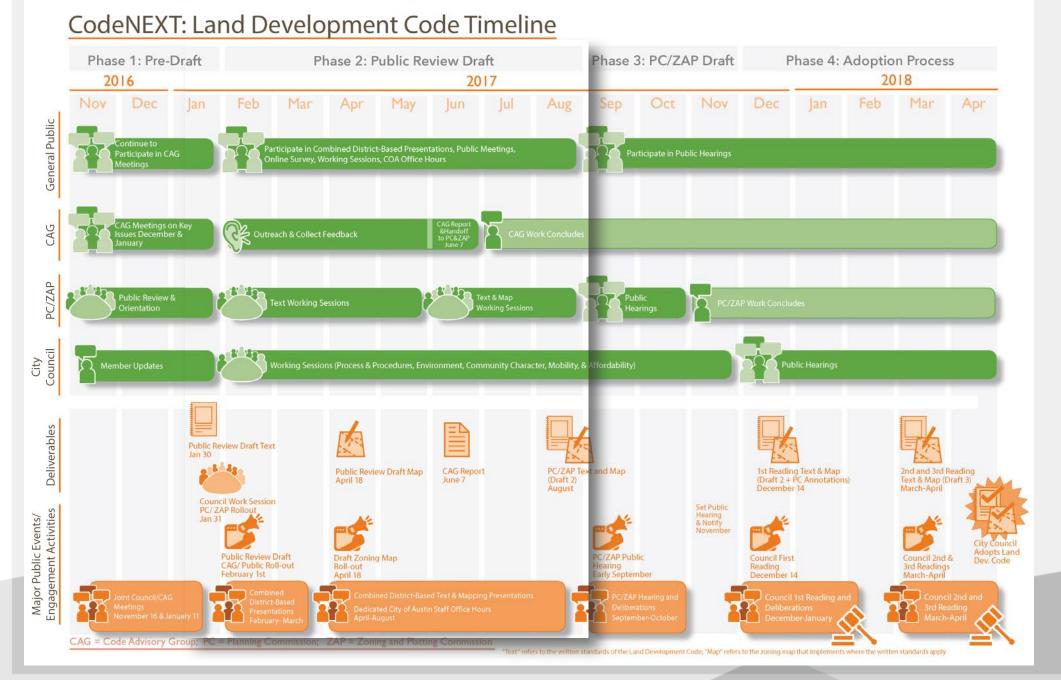
Neighborhood Plans

questions +ANSWERS

PART 3

NEXT STEPS





Constructive **Conversations**

- The first of multiple drafts that will improve with each iteration
- Openness to change that provides improvement
- Progress is a choice



Constructive **Conversations**

- Better tools to implement Imagine Austin and provide more predictable development outcomes
- Better Code, Better Planning



SHAPING THE AUSTIN WE IMAGINE

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

www.austintexas.gov/codenext codenext@austintexas.gov



1-FEB-17

